



Town of East Fishkill

Zoning Board of Appeals

330 Route 376, Hopewell Junction, New York 12533

August 22, 2017

7:00 PM

CHAIRPERSON COMMENTS:

The Pledge of Allegiance

Upcoming meetings will be held on Tuesday, September 26, and October 24, 2017

Approval of Minutes of Meeting held on July 25, 2017

DECISIONS:

1. Appeal 3804 – DiPaolo (6557-04-999431)

Steven DiPaolo is requesting an 80' frontline variance for a proposed 7200 square foot building at 237 Route 216, Stormville, pursuant to Section 194-123 of the Zoning Ordinance.

ADJOURNED PUBLIC HEARINGS:

2. Appeal 3830 – Benedict (6355-00-29070)

Christopher and Maureen Benedict, 67 Fishkill Hook Road, Hopewell Junction, are requesting a Special Permit for an Accessory Professional Office in order to have a Yoga Studio in their detached barn, pursuant to Section 194-90 of the Zoning Ordinance.

3. Appeal 3831 – Brooks (6458-02-768560)

Mark Olson, representing Arthur Brooks, 10 Lenart Place, Hopewell Junction, is requesting a 9' sideline variance for an existing air conditioner condenser, pursuant to Section 194-17 of the Zoning Ordinance.

PUBLIC HEARINGS:

4. Appeal 3832 – East Fishkill Solar, LLC (6357-04-723104)

Cuddy and Feder, LLP, representing East Fishkill Solar, LLC are requesting a use variance for a proposed Community Solar Facility to be located at 28 Helin Road Rear, Hopewell Junction, which is an R-1 Zoning District, as well as a 3' variance for a proposed 7' fence, pursuant to Sections 194-16 and 194-98 of the Zoning Ordinance. Property is in the ownership of Frank, Paul and Eileen Doherty.

5. Appeal 3838 – Placido/Kiernan (6557-04-758468)

Alessandra Placido and Bernard Kiernan, 153 Stormville Road, Hopewell Junction, are requesting an Interpretation of Section 194-3 Definitions (particularly "Retail and Service Business") and Section 194-90 Accessory Professional Offices.

6. Appeal 3839 – Kois (6357-02-745519)
Tomas Kois, 3 Louise Lane, Hopewell Junction, is requesting a 2' frontline variance for an existing tree house, pursuant to Section 194-107B(3) of the Zoning Ordinance (This section of the Code was amended by the Town Board on June 22, 2017).
7. Appeal 3840 – Ehrhart/Cordovano (6656-00-895285)
Brett T. Ehrhart and Tammy L. Cordovano, 602 Stormville Mountain Road, Stormville, are requesting a 3' frontline variance for a proposed addition, pursuant to Section 194-17 of the Zoning Ordinance.
8. Appeal 3841 – Zupan (6456-01-082768)
Jerry Zupan, 36 Flower Road, Hopewell Junction, is requesting a 12' sideline variance for a proposed 10'x12' shed, pursuant to Section 194-107B(3) of the Zoning Ordinance.
9. Appeal 3842 – VanName (6459-19-582081)
Patrick VanName, 17 Overland Road, Wappingers Falls, is requesting a 9' frontline, 20' rearline and 1' sideline variance for an existing house, a 20' rearline variance for an existing deck, a 14' rearline variance for an existing patio, and a 9' sideline and 12' rearline variance for an existing shed, pursuant to Sections 194-17, 194-107B(3) and 194-93 of the Zoning Ordinance.
10. Appeal 3843 – Rynn (6656-00-924116)
Gerard Rynn, 18 Smalley Lane, Stormville, is requesting a 7' sideline variance for existing propane tanks used to heat the pool, pursuant to Section 194-95© of the Zoning Ordinance.

REVIEWS:

11. Appeal 3836 – Heitmann – (6455-02-780655)
Gregory Heitmann, 17 East Hook Cross Road, Hopewell Junction, is requesting a 4' frontline variance for an existing sunroom and a variance for an existing pool located in front of the dwelling, pursuant to Sections 194-94 and 194-95 of the Zoning Ordinance.
12. Appeal 3844 – Lemke (6354-00-745871)
Guido Lemke, 207 E. Hook Road, Hopewell Junction, is requesting a 1' sideline variance for a proposed 18'x3' deck expansion, pursuant to Section 194-17 of the Zoning Ordinance.
13. Appeal 3845 – Consigliato (6755-03-140199)
Vincenzo Consigliato, 161 Milltown Road, Holmes, is requesting a 1503 square foot variance for a proposed 2400 square foot pole barn for the storage of motor vehicles, pursuant to Section 194-107C of the Zoning Ordinance.
14. Appeal 3846 – Bellucci (6556-01-395905)
Christine Bellucci, 2792 Route 52, Hopewell Junction, is requesting a 49' frontline variance for a proposed 400 square foot front porch, pursuant to Section 194-94 of the Zoning Ordinance.

15. Appeal 3847 – Smilkstein (6458-01-433529)

Michael Smilkstein and Veronica Herrera, 26 Clove Branch Road, Hopewell Junction, are requesting a 15' sideline variance and a 34 square foot size variance for a proposed 30'x24' detached garage, pursuant to Section 194-107C of the Zoning Ordinance.

16. Appeal 3848 – Ali (6458-03-401068)

Arafat Ali, 40 W. Old Farm Road, Hopewell Junction, is requesting a 6' height variance for an existing 16' high shed, pursuant to Section 194-107B(2) of the Zoning Ordinance.

17. Appeal 3849 – Ralph (6355-00-346836)

Arthur and Rosemary Ralph, 8 Old Fishkill Hook Road, Hopewell Junction, are requesting an 11' rearline variance for a proposed 12'x16' deck and a 31' sideline variance into the I-84 buffer for an existing 12'x12' shed, pursuant to Section 194-17 and Note #11 of the Zoning Ordinance.

18. Appeal 3850 – Dima (6655-03-112304)

Richard and Catherine Dima, 76 Christine Court, Stormville, are requesting a 13' variance for a proposed above ground pool, pursuant to Section 194-95 of the Zoning Ordinance.

Pam Baier, Clerk
East Fishkill Zoning Board of Appeals